
BZA-1845
GEORGE & BRENDA STRICKLER
Variance

ADDENDUM
December 7, 2011

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ENVIRONMENTAL & UTILITY CONCERNS:

Petitioners' initial site plan did not indicate the location of their existing septic tank or absorption field; staff assumed the proposed addition would not cover the tank or field and any new construction must meet Health Department regulations.

Ron Noles from the Health Department showed staff a site plan his office received (attached) indicating that the proposed addition would not cover the tank or field (the septic field is located within the utility easement, likely installed before the power lines). However, the Health Department requires a separation distance of 10' from foundation line to septic tank; petitioners' site plan shows a 3' separation. Health Department officials could issue a tank replacement permit for petitioners to relocate their tank, satisfying the 10' separation requirement.

If the existing tank must be moved, petitioners could relocate the tank on their site to fulfill Health Department requirements and redesign the addition to meet zoning ordinance standards at the same time.

Staff's recommendation remains unchanged.

Recommendation:
Denial

If this request is approved, staff recommends the following condition:

Before an Improvement Location Permit to construct the addition is issued, petitioners must meet all applicable Health Department requirements.